

## DEPARTMENT OF PLANNING AND ZONING PLANNER'S REPORT

DATE: October 1, 2019
TO: Tonya Hutson
FROM: Michael Smith

RE: Design Review – 591 King Arnold Street, Revised 9-25

#### **BACKGROUND**

The City of Hapeville has received updated plans for a design review application from Miller Lowry Developments, LLC, for the designs of 18 proposed townhomes at 591 King Arnold Street. The original application was tabled at the September 18, 2019 meeting of the Design Review Committee.

#### **FINDINGS**

The findings of the original planner's report are provided below with updated comments:

1. While the buildings and supplemental area treatments appear compliant, setbacks have not been provided for all buildings. Properties in U-V have no minimum setback and a maximum setback of 15' from the clear area of the sidewalk. Setbacks must be compliant and shown on the drawings.

Setbacks have been provided and are compliant with zoning.

2. First story floor to ceiling height must be 12'. Buildings 13-18 have a first story floor to ceiling height of 10'-6", which is not compliant. The first story floor to ceiling heights have not been provided for the other buildings.

All first story floor to ceiling heights must be at least 12' and be provided on plans.

The applicant has received a design exception.

3. Townhomes must have first story occupiable space for 10' of depth along the enfronting façade. **Buildings 13-18** have entrances on the garage level that have no occupiable space, which is not compliant.

The applicant has received a design exception.

4. Street trees must be planted a maximum of 40' on center in the landscape area of the sidewalk. Street trees are proposed along King Arnold but the spacing has not been provided. No street trees have been proposed along Estelle and North Fulton, which is not compliant. **The applicant must plant the required street trees and show required spacing on plans.** This is also required by U-V zoning.

Street trees in the required configuration are shown on all streets.

5. Fences, walls, or hedges are encouraged by the architectural design standards and are required by U-V zoning along the sidewalks adjacent to the alley. The applicant must add required fences, walls, or hedges to the plans.

The plans show fences and walls along King Arnold, and hedges along the two side streets, which is compliant.

6. **Mechanical utility features should be shown on the plans**. They must be screened from view and may be located on rooftops.

Mechanical features are shown on rooftops.

7. The project must include streetlights.

Compliant.

8. Two-way driveways for townhomes may have a maximum width of 15'. At the request of the fire marshal, the proposed alley is 24' wide, which is not compliant and will require a design exception.

The applicant has received a design exception.

9. The driveway for building 1 appears to be separated from the adjacent sidewalk by less than 10' of landscaped area, which is not compliant and will require a design exception.

The applicant has received a design exception.

10. Fiber-cement siding may not exceed 20% of the total enfronting façade area. While the areas of building façade materials have not been provided, it appears fiber-cement siding constitutes more than 20% of the total façade area of all buildings. The applicant will need to reduce the use of fiber-cement siding to below 20% of the total enfronting façade area or receive a design exception.

The applicant has received a design exception.

11. The enfronting windows proposed for buildings 13-18 are not all equally sized, equally spaced, or arranged in a grid as is encouraged.

Optional.

12. Building numbers are shown on renderings but not on elevations. The plans should be revised to show building numbers on the elevations.

Building numbers are shown on elevations and are more visible on renderings.

13. The entrances for buildings 14-17 do not face, are not visible from, are not accessible from, and are not connected by a walkway to the adjacent public sidewalk, which is not compliant with the architectural design standards or with A-D overlay zoning. The applicant is seeking a Variance from the Board of Appeals for the latter. Regardless of the outcome, the applicant will need to revise the plans to have all buildings front on public streets or receive a design exception.

The applicant has received a design exception.

14. Not all enfronting windows for buildings 13 and 18 are vertically shaped with a height greater than width, which is not compliant.

The applicant has received a design exception.

15. The applicant should ensure no GBGs will be utilized.

#### The applicant has stated no GBGs will be utilized.

In addition, the plans now show a sidewalk wrapping around units 13-18, similar to what was suggested by the Design Review Committee.

#### **RECOMMENDATION**

The applicant has addressed all concerns in the original planner's report and the requirements of the Design Review Committee. Staff recommends approval of the application with the proposed variances.

# CITY OF HAPEVILLE DESIGN REVIEW APPLICATION

Meeting to answer questions. The Design Review Committee every attempt will be made to nonth's agenda following the upporting documents; however eserves the right to schedule ap  Miller Lowry Developments  ess:	Zoning Classification: UV
Meeting to answer questions. The Design Review Committee Every attempt will be made to nonth's agenda following the upporting documents; however esserves the right to schedule ap  Miller Lowry Developments  ess:  osed Work: 591 King Arnold Street, Ci	e meets the third Wednesday of each month place your application for review on the nex submittal of a completed application with that may not always be possible. The City plications as deemed necessary.  Contact Number:  Zoning Classification: UV
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osed Work: 591 King Arnold Street, Ci	Zoning Classification: UV
RMATION MUST BE PROVIDED):	14 009500040383
	Contact Number:
tion (including occupancy typ	pe):
nsisting of 18 Townhomes	
ice (increase the guest parking from 0 to 2 s	paces)
me:	Contact Number: _n/a
Miller Lowry	Contact Number:
reby swear or affirm that the inform nderstand that any inaccuracies may action taken on this application to enforce any and all ordinances read that it is my/our responsibility to owledge that all requirements of the language and/or this document has ted this application. I understand the, Georgia pursuant to O.C.G.A. 16-1	ne Design Review Committee for the above referenced ation provided here and above is true, complete and ay be considered just cause for invalidation of this in. I understand that the City of Hapeville, Georgia, gardless of any action or approval on this application, conform with all of City of Hapeville's Ordinances in City of Hapeville shall be adhered to. I can read and been read and explained to me and I have full and at it is a felony to make false statements or writings to 0-20 and I may be prosecuted for violation thereof.
	Joe L. Daniely  ption (including occupancy type)  prosisting of 18 Townhomes  Ince (increase the guest parking from 0 to 2 second content of the guest parking from 0 to 2 sec

Project Class (check	one):	
xResidential	Commercial	Mixed-Use Development
Project Type:		
New Commercial	Construction _	Addition to Existing Commercial Building
Addition to Existin	g Residential Structure _	Accessory Structure
xSite Plan, Grading	& Landscapingx_N	ew Single Family Residential Construction
Other		
	proposed New Construction	
Total Square Footage of	existing building:	
Estimated Cost of Constr	uction: ~2.7 million	
	terials on the exterior of the	existing structure:
Masonry and wood		
ist/Describe Building Mat	terials proposed for the exte	erior facade of the new structure:
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#### NOTICE

Please be advised that the Community Service Department is here to assist all applicants regarding application procedures, meeting schedules and necessary deadlines. The Community Service Department does **NOT** make any final decisions for the Design Review Committee, Sign Committee, Planning Commission, Board of Appeals or rezoning request to Mayor and Council.

A complete application must be submitted before the Community Service Department will accept an application and forward the same to the appropriate entity.

Building inspections issued by the City of Hapeville are contracted out to State of Georgia Certified Inspectors. These inspectors make the final decisions regarding building, electrical, plumbing and HVAC work completed in the City of Hapeville. The Hapeville Fire Marshal conducts inspections issued through the Community Services Department as needed. Both the Certified Inspectors and Fire Marshal make the final decisions before Certificates of Occupancy's are issued.

Please be advised that the Community Service Department shall not be responsible for your purchasing materials, equipment, items, signs, etc... before you receive final approval by any entity whose approval is required.

I understand that it is a felony to make false statements or writings to the City of Hapeville, Georgia pursuant to O.C.G.A. 16-10-20 and I may be prosecuted for a violation thereof.

(Please Print & Initial)

| \_\_\_\_\_\_swear or affirm that before receipt of an application, I have received this notice and I read and write the English language or I have had someone read and explain this document to me.



#### **DEPARTMENT OF PLANNING AND ZONING**

#### **DESIGN REVIEW APPLICATION INSTRUCTIONS AND ACKNOWLEDGEMENT**

I, the undersigned, agree that with my signature and submission to the City of Hapeville, I have done the

follo	owing:
	Read the City of Hapeville's Architectural Design Guidelines and relevant Code sections for my proposed project. The Architectural Design Guidelines may be found here:  s://library.municode.com/ga/hapeville/codes/code of ordinances?nodeId=PTIICOOR CH81ARDEST
<u>M(</u>	Ensured that my proposed project meets all of the required criteria per the City of Hapeville Code of Ordinances.
m l	_Submitted my application materials in full by the published deadline for review by Staff prior to the Design Review Committee meeting.
<u>u(</u>	_Identified and explained all deficiencies or components of the proposed project that do not meet with the requirements set forth in the Code. This explanation should be submitted as a separate document in the application.
M(	Understood that any deficiencies in the application must be resolved at least 10 days prior to the Design Review Committee meeting or the application may not be presented to the DRC for review.
mſ	_ Submitted architectural drawings and details for all projects unless allowed in writing by the Community Services or Planning & Zoning Department.
W(	Agreed to submit any required revisions by the Design Review Committee with updated drawings to the Community Services Department for review prior to requesting any permits.

Should you have any questions, please do not hesitate to contact the Community Services Department at 404-669-2120.

Signature

Thank you for interest and investment in the City of Hapeville.

#### SITE NOTES:

THE SITE CONTAINS: 0.993 ACRES / 43241 SF TOTAL DISTURBED AREA: 0.90 ACRES

SITE ADDRESS: PROPERTY ENJOINED BY ESTELLE STREET, KING ARNOLD STREET AND NORTH FULTON AVENUE, FULTON COUNTY, GA 30354

ZONING: U-V URBAN VILLAGE DISTRICT

BOUNDARY SURVEY INFORMATION TAKEN FROM SURVEY PERFORMED BY DELTA 1 LAND SURVEYING, LLC, DATED 5 OF MARCH, 2019.

A PORTION OF THIS SITE IS LOCATED WITHIN A FLOOD ZONE [A, AE, SHADED ZONE X] AS DEFINED BY FIRM PANEL NUMBER 13121C0366 F DATED SEPTEMBER 18, 2013, FOR FULTON COUNTY AND INCORPORATED AREAS.

THERE ARE NO WATERS OF THE STATE OF GEORGIA OR WETLANDS WITHIN 200 FEET OF THE SITE. ALL APPROPRIATE STATE WATER BUFFERS ARE SHOWN ON THE SITE PLANS. THERE ARE NO PROPOSED IMPACTS TO ANY STATE WATER BUFFERS.

TO THE BEST OF OUR KNOWLEDGE, NO CEMETERIES, ARCHITECTURAL, OR ARCHEOLOGICAL LANDMARKS EXIST ON SITE. IN THE EVENT THAT THESE LANDMARKS ARE DISCOVERED DURING CONSTRUCTION, THE ENGINEER MUST BE CONTACTED IMMEDIATELY FOR REVIEW AND AMENDING THE CONSTRUCTION PLANS

BUILDING FOUNDATION & LAYOUT SHALL BE COORDINATED USING ARCHITECTURAL DRAWINGS. ARCHITECTURAL DRAWINGS TAKE PRECEDENCE OVER CIVIL DRAWINGS CONCERNING FOUNDATIONS AND ALIGNMENT WITH EXISTING STRUCTURES OR SURVEY.

THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR ERRORS THAT HE MAY DISCOVER IN THESE PLANS.

CONTRACTOR TO PROVIDE ALL NECESSARY BARRICADES, GUARDS, LIGHTS, AND OTHER INSTALLATIONS REQUIRED TO PROTECT PERSONS AND PROPERTY DURING THE ENTIRE CONSTRUCTION PROCESS.

#### SITE DATA:

TOTAL NUMBER OF PROPOSED UNITS:

TOWNHOME UNITS: 18

ZONING:U-V: URBAN VILLAGE

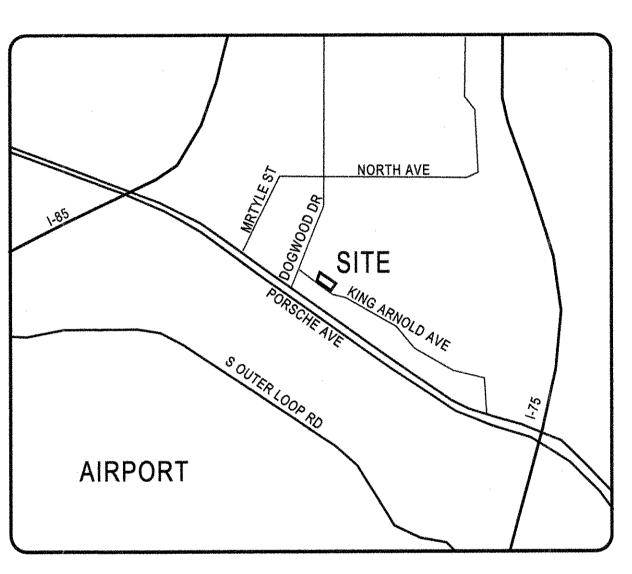
### **VARIANCES REQUESTED:**

1. GUEST PARKING FROM 0 SPACES TO 2 SPACES

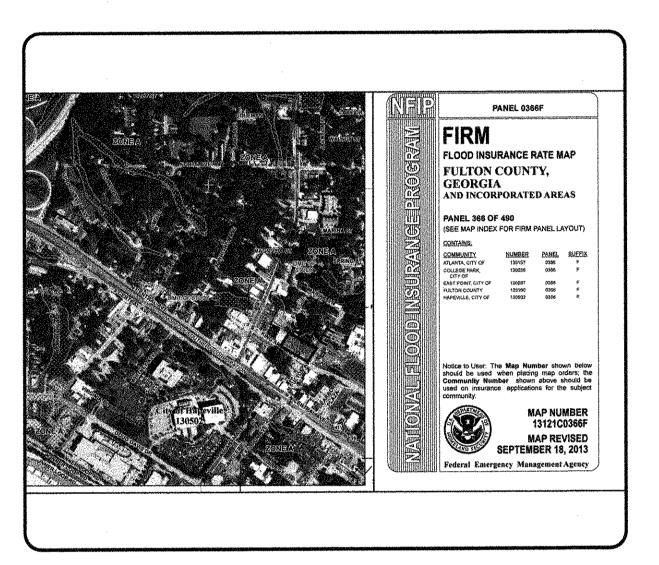
24 HOUR EMERGENCY CONTACT: MILLER LOWRY 770-289-9179
CONSTRUCTION DOCUMENTS FOR:

# KING ARNOLD TOWNHOMES

# LAND LOT 89 & 127 DISTRICT 14 CITY OF HAPEVILLE, FULTON COUNTY, GEORGIA 30350



Location Map



**FEMA Map** 

#### Construction Activity Schedule JUL AUG SEP OCT NOV DEC JAN FEB MAR A) INITIAL EROSION CONTROL & TREE SAVE BMPS INSTALLATION B) INTERMEDIATE EROSION CONTROL BMPS C) FINAL PHASE E&SC BMPS D) MAINTENANCE OF E&SC PRACTICES E) DEMOLITION F) INSTALLATION/REMOVAL OF TEMPORARY SEDIMENT BASINS G) CLEARING AND GRUBBING H) GRADING I) STORM AND SANITARY SEWER INSTALLATION J) PAVING K) BUILDING CONSTRUCTION L) TEMPORARY GRASSING @ 14 DAY INTERVALS M) PERMANENT GRASSING @ 30 DAY INTERVALS N) REMOVAL OF TEMPORARY BMP'S O) FINAL CLEAN-UP

ANTICIPATED START DATE: 7-17-19 ANTICIPATED COMPLETION DATE: 3-5-19

#### CONSTRUCTION NARRATIVE:

THE PROPOSED PLANS CALL FOR THE CONSTRUCTION OF 18 TOWNHOUSE UNITS AND ACCOMPANYING INFRASTRUCTURE. ALL PHASED EROSION CONTROL BMPS ARE TO REMAIN IN PLACE UNTIL THE SITE IS 100% STABILIZED.

# <u>OWNER</u>

MILLER LOWRY DEVELOPMENTS, LLC 2964 PEACHTREE ROAD NW SUITE 540 HAPEVILLE, GA 30305

SHEET LIST TABLE

DRIVEWAY PLAN AND PROFILE

GRADING AND DRAINAGE PLAN

**EROSION CONTROL PLAN** 

CONSTRUCTION DETAILS

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STORMWATER MANAGEMENT PLAN

UTILITY NOTES + FIRE FLOW TESTS

COVER SHEET

**DEMOLITION PLAN** 

SURVEY

SITE PLAN

UTILITY PLAN

**ES&PC - DETAILS** 

SHEET TITLE

SHEET NO.

C1.1

C-2.1

C-4.1

C-5.1

C-5.2

C-5.3

C-5.4

#### **ENGINEER:**

CRESCENT VIEW ENGINEERING 211 FRASIER STREET, NE MARIETTA, GEORGIA 30060

#### **UTILITY CONTACTS:**

TELEPHONE: ELECTRIC: WATER & SEWER

AT&T
GEORGIA POWER COMPANY
CITY OF HAPEVILLE
ATLANTA GAS LIGHT COMPANY

800-225-5288 888-655-5888 404-669-2100 877-427-4321 Prepared For:

Developments, LLC
Inhitree Road NW Suite 540
PEVILLE, GA 30305

Miller Lowry Developme
2964 Peachtree Road NW Suite 54
HAPEVILLE, GA 30305

DATE 7-8-19 REVISIONS
SCALE AS SHOWN
DRAWN A. R.



King Arnold Townhomes
Land Lots 95 & 98, 14th District
City of Hapeville, Fulton County, Georgia

CVE PI # 18-403

Sheet No.

CLERK'S OFFICE: RECORDING INFORMATION ONLY

591 KING ARNOLD STREET HAPEVILLE, GA 30354

THE UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON LOCATION OF MARKINGS PROVIDED BY:

UTILISURVEY, LLC 1227 NORTH PEACHTREE PKWY., SUITE 178 PEACHTREE CITY, GA 30269 PHONE: 404—312—6912

THE UNDERGROUND UTILITIES (EXCEPT THE LOCATION OF EXISTING DRAINAGE, SEWER AND IRRIGATION UTILITIES AS WELL AS UNDERGROUND STORAGE TANKS) WERE LOCATED BY UTILISURVEY, LLC. UTILIZING RADIO FREQUENCY TECHNIQUE. THIS TECHNIQUE IS CAPABLE OF LOCATING METALLIC UTILITIES AND TRACER WIRES. ANY NON-METALLIC UTILITIES (WITHOUT TRACER WIRE) ARE NOT LOCATED.

THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. UNDERGROUND UTILITIES NOT OBSERVED OR LOCATED UTILIZING THIS TECHNIQUE MAY EXIST ON THIS SITE BUT NOT BE SHOWN, AND MAY BE FOUND UPON EXCAVATION. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE.

INFORMATION REGARDING MATERIAL AND SIZE OF UTILITIES IS BASED ON RECORDS ACQUIRED FROM THE UTILITY OWNERS.

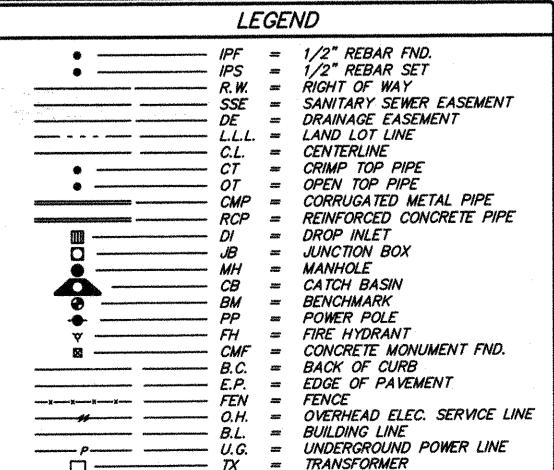
UNDERGROUND UTILITY LEGEND

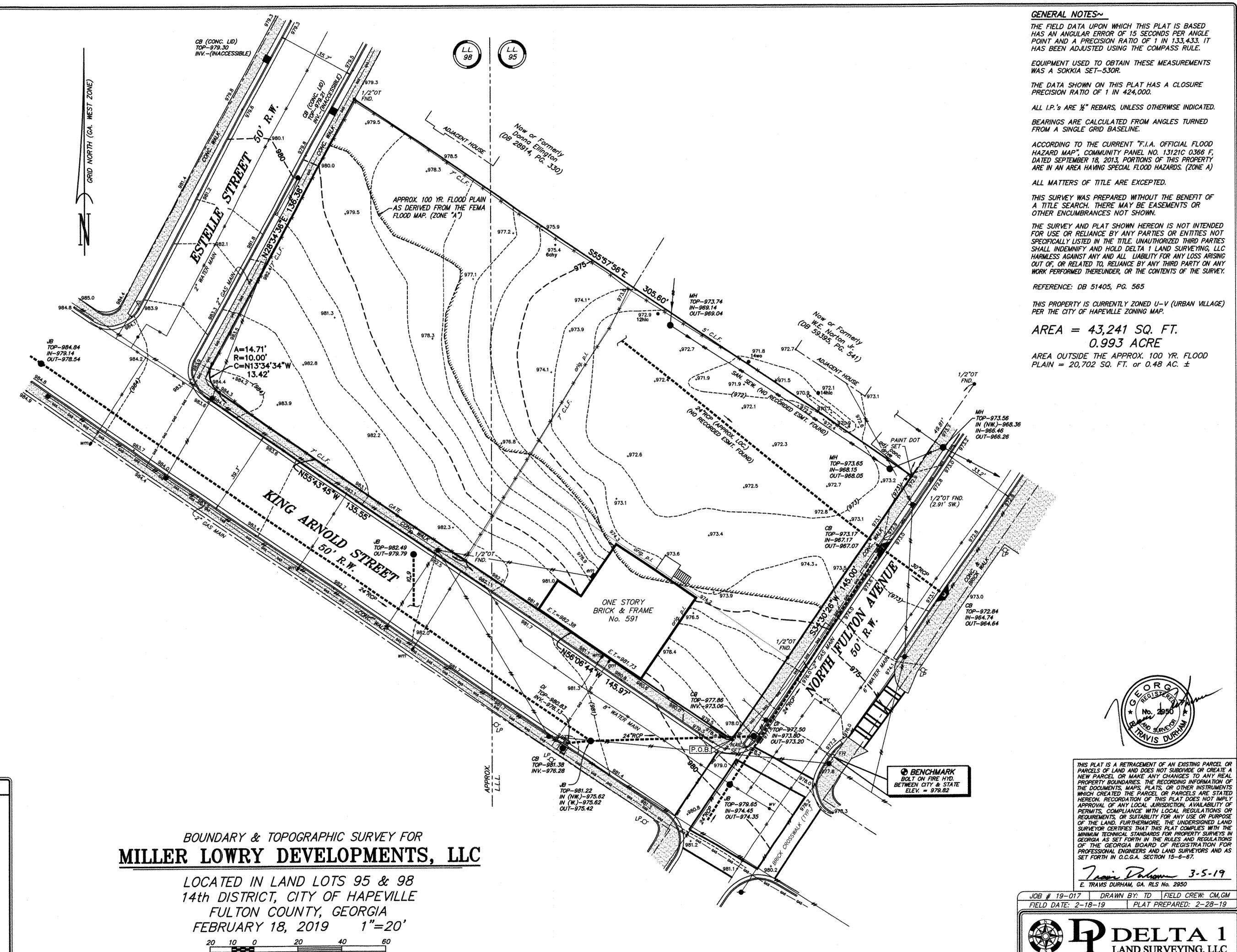
GAS = GAS LINE = UNDERGROUND TELEPHONE 

-----SS --- = SANITARY SEWER - WATER LINE

CONTRACTOR SHALL HAVE UNDERGROUND UTILITIES RE-MARKED PRIOR TO ANY EARTH DISTURBING ACTIVITIES.

ABBREV	A TIC	NS	· ~
ABL = ABELIA		227	HYDRANGEA
AUC = AUCUBA	ICV	200	IRRIGATION CONTROL VALVE
	IMP		IMPATIENS
AZ = AZALEA	IPF"		IRON PIN FOUND
88 - BARBERRY	JAS		JASMINE
BE - BEECH	MY	200	JAPANESE HOLLY
	JUN	<b>57</b>	JAPANESE MAPLE
BEG = BEGONIA BHY = BURFORD HOLLY	JUN	-8000	JUNIPER
BIR = BIRCH	LIR	202	LIRIOPE
BP - BRADFORD PEAR	LL		LAWN LIMITS
			MAGNOLIA
CAL = CALADIUM	MAP	ANDRE	MAPLE
CAM - CAMELLIA	NAN	200	NANDINA
CE = COTONEASTER	OGH	52	OREGON GRAPE HOLLY
CED = CEDAR	OLL. P	<b>,480</b>	OTTOLUYKEN LAUREL
CHY = CHERRY	P	200	PINE
CH - CHINESE HOLLY	PHO	200	PHOTINIA
CHN = CHESTNUT	POP	,500	POPLAR
CHO = CHESTNUT OAK	RHO	300	RHODODENDRON
C.I = CRYPTOMERIA JAPONICA	RO		RED OAK
CL = CHERRY LAUREL CO = CLEAN OUT CM = CRAPE MYRTLE	RT	3807	RED TIP
CO - CLEAN OUT	SG	-	SWEET GUM
CM = CRAPE MYRTLE	SP	444	SPRUCE
DG = DWARF GARDENIA	SPIG	<b>300</b>	SPIGOT
	SPK		SPRINKLER
	SW	40	SOURWOOD
	UDS		UNDERGROUND DOWNSPOUT
The state of the s	UNK		UNKNOWN
ET - EXTERIOR THRESHOLD	MN		VINCA
FF = FINISH FLOOR	VLIR		VARIEGATED LIRIOPE
FOR = FORSYTHIA	VP		VARIEGATED PRIVET
GE - GOLDEN EUONYMUS			VENT WELL
GLF = GROUND LIGHT FIXTURE	WAO		WATER OAK
ON OAC METED	1481 6		WILLOW OAK
HB = HACKBERRY	WII		WILLOW
HEN - HEMLOCK	WM		WATER METER
HIC = HICKORY	WO		WHITE OAK
	WP		WHITE PINE
HOS = HOSTA	ww		WINDOW WELL
HLY = HOLLY	ΥI		YARD INLET

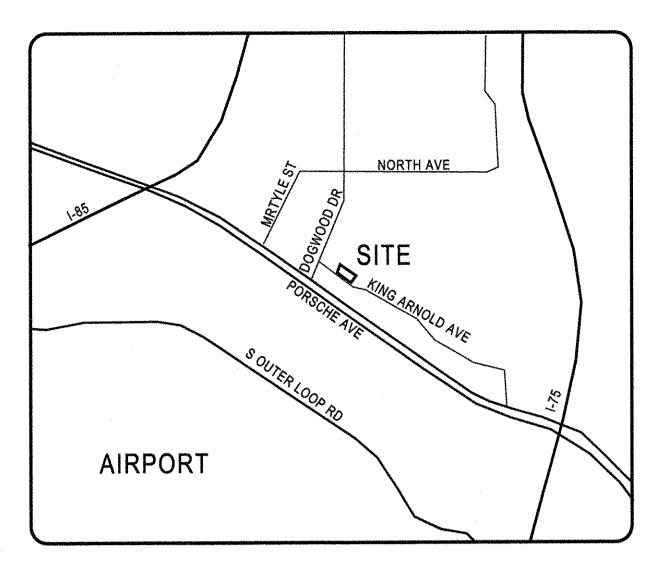




SCALE IN FEET CONTOUR INTERVAL = 2 FT. VERTICAL DATUM IS MEAN SEA LEVEL (NAVD 1988) 0.993 ACRE

LAND SURVEYING, LLC

361 WESTCHESTER WAY CANTON, GEORGIA 30115 PHONE: (770) 597-3533 (FIRM LICENSE No. LSF 001041)



# Location Map

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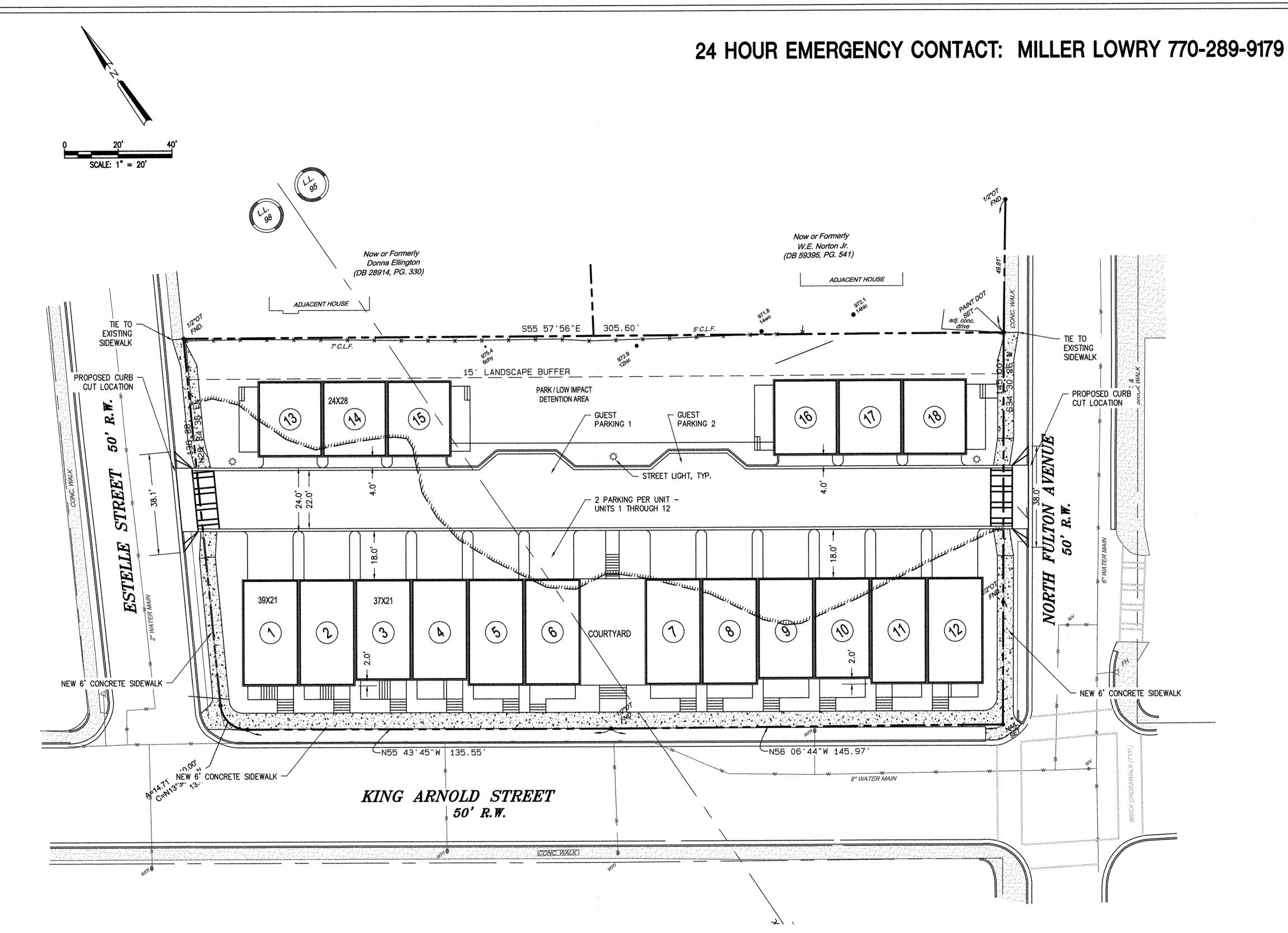
TOTAL NUMBER OF PROPOSED UNITS:

TOWNHOME UNITS: 18

ZONING:U-V: URBAN VILLAGE

## **VARIANCES REQUESTED:**

1. GUEST PARKING FROM 0 SPACES TO 2 SPACES



CATAGORY	REQUIREMENT	PROVIDED
PERMITTED USES	SINGLE FAMILY ATTACHED DWELLING, COMMERCIAL/RETAIL	SINGLE FAMILY ATTACHED DWELLING
LOT FRONTAGE	20' (MIN) FRONTAGE	LOT FRONTAGE PROVIDED = 560'
STREET FRONTAGE SETBACK	5' PLANT ZONE / 6' SIDEWALK CLAR ZONE / 5' SUPPLEMENTAL ZONE	5' PLANT ZONE / 6' SIDEWALK CLAR ZONE / 5' SUPPLEMENTAL ZONE
REAR YARDS	o' FT	O' FT
DISTANCE BETWEEN BUILDINGS	20' MIN DISTANCE BETWEEN BUILDINGS, PLUS 4 ADDITIONAL FEET FOR EVERY STORY (OR FRACTION THEREOF), THAT EXCEEDS 2 STORIES	PROVIDED DISTANCE BETWEEN BUILDINGS:  - BETWEEN UNITS 6 AND 7 = 24.0'
HEIGHT REGULATIONS	2.5 STORIES, OR 35' IN HEIGHT	PROVIDED HEIGHT NOT TO EXCEED 2.5 STORIES, OR 35' IN HEIGHT
RESIDENTIAL BUFFER	15' LANDSCAPED BUFFER BORDERING RESIDENTIAL ZONING	15' LANDSCAPED BUFFER PROVIDED.
<u>PARKING</u> RESIDENTIAL -	2 SPACES REQUIRED/ PER UNIT	2 SPACES PROVIDED / PER UNIT

### APPLICANT / DEVELOPER

MILLER LOWRY DEVELOPMENTS, LLC 2964 PEACHTREE ROAD NW SUITE 540 HAPEVILLE, GA 30305 Prepared By:
CRESCENT VIEW
ENGINEERING, LLC
211 Frasier Street SE
Marietta, GA 30060
678-324-8410

er Lowry Developments, LL

Site Plan

DATE 7-8-19
SCALE AS SHOWN

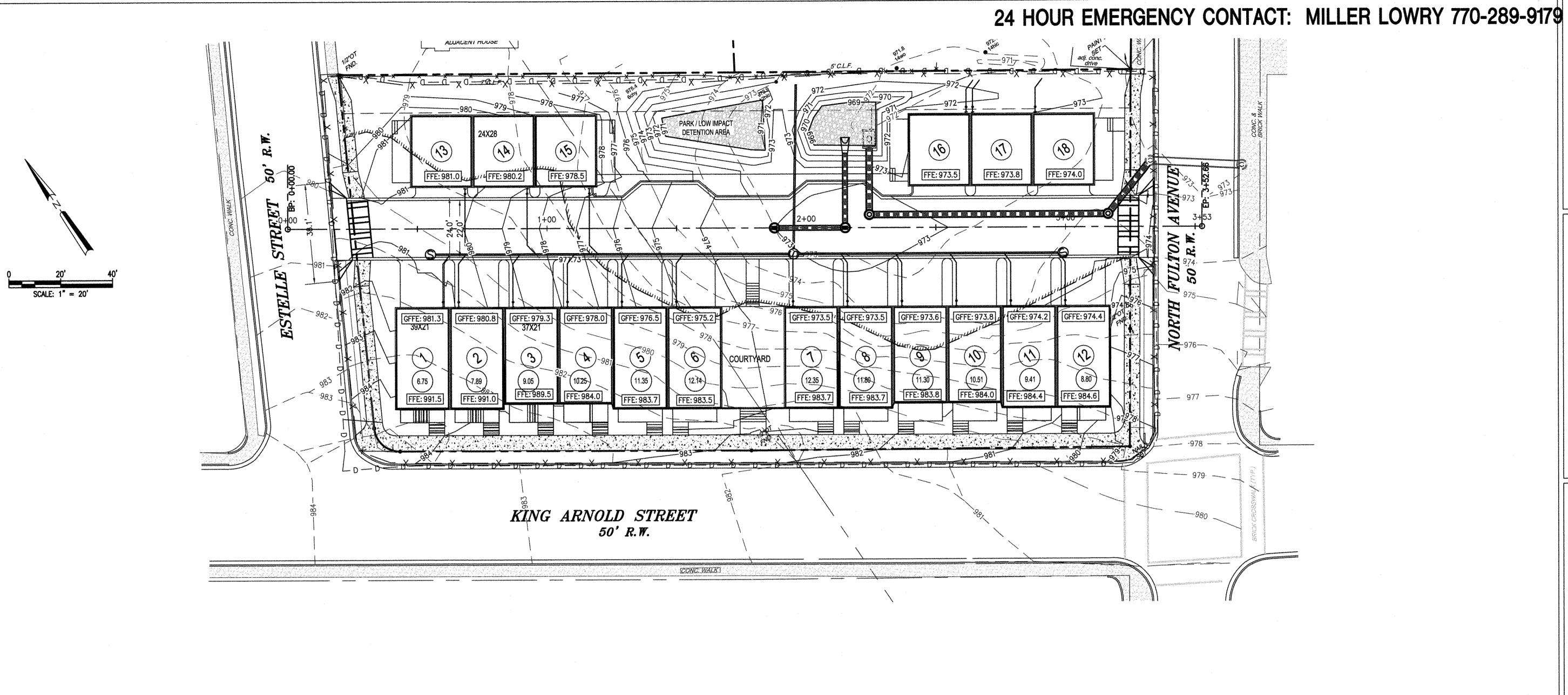


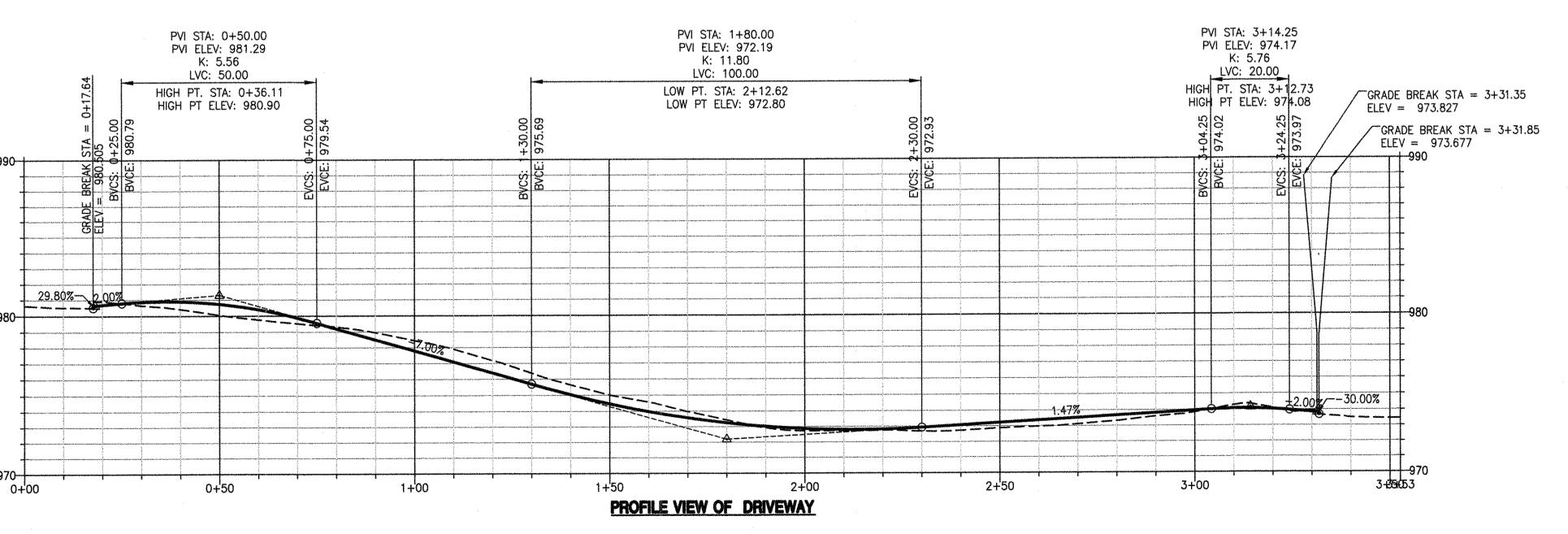
King Arnold Townhomes

Land Lots 95 & 98, 14th District
City of Hapeville, Fulton County, Georgia

CVE PI # 18-403

Sheet No.





Prepared By:
CRESCENT VIEW
ENGINEERING, LLC:
211 Frasier Street SE
Marietta, GA 30060
678-324-8410

Prepared For:

er Lowry Developments, LL
2964 Peachtree Road NW Suite 540
HAPEVILLE, GA 30305

Driveway Plan and Profile



Construction Plan Set For:

King Arnold Townhomes

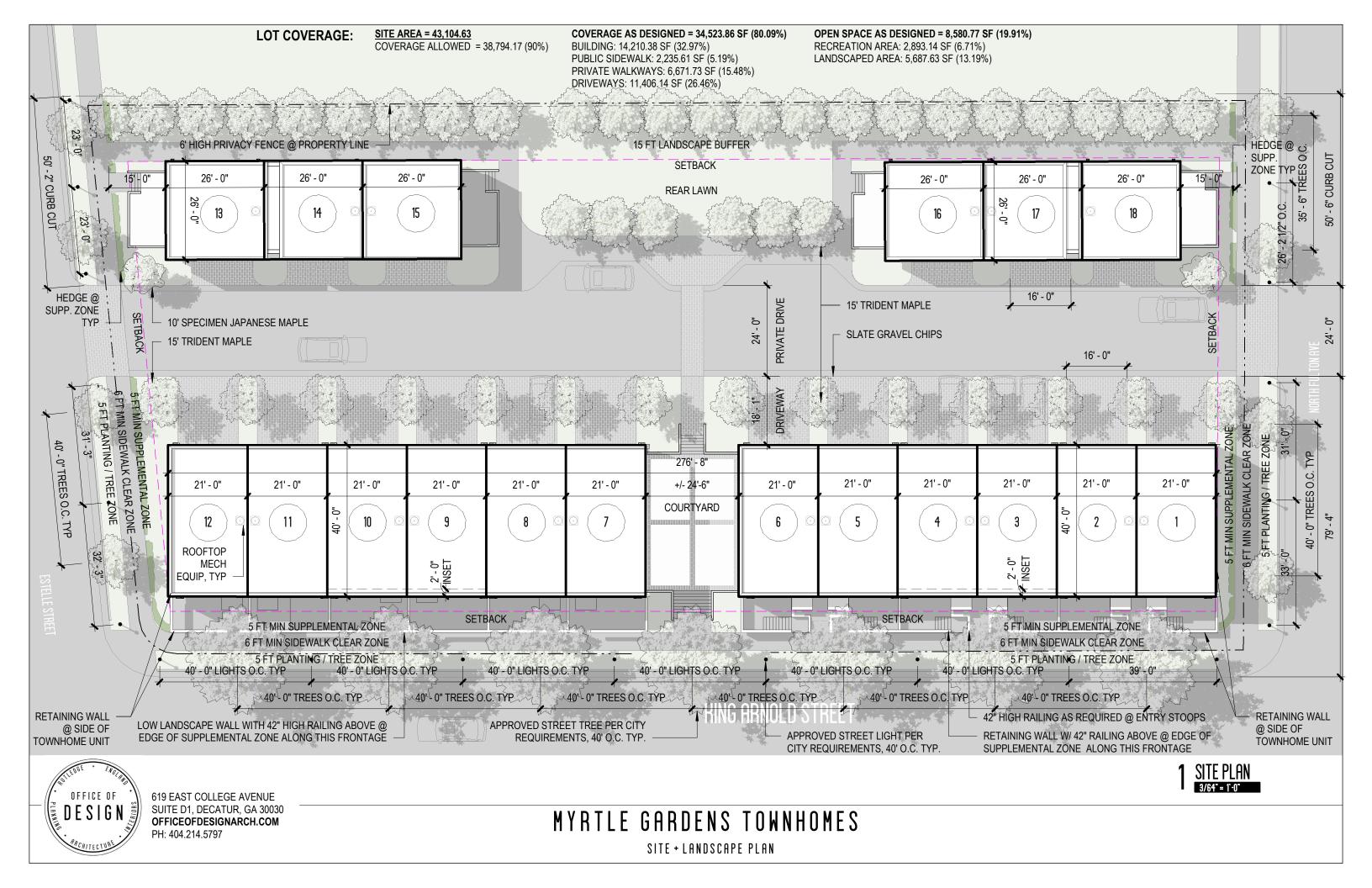
Land Lots 95 & 98, 14th District

City of Hapeville, Fulton County, Georgia

CVE PI # 18-403

Sheet No.

C-1.1



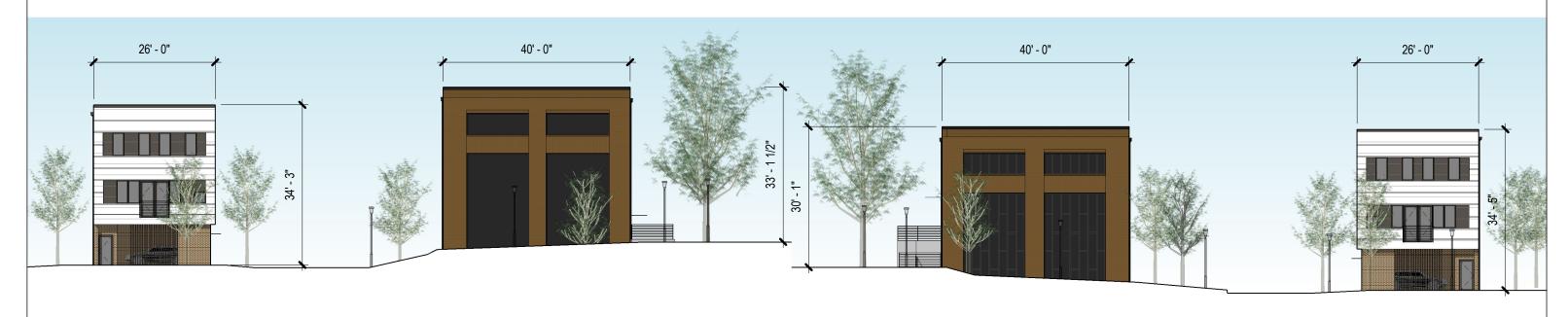




NOTE: SPECIFIED WINDOWS SHALL NOT HAVE GRILLES BETWEEN THE GLASS



# 1 ELEVATION - KING ARNOLD STREET



2 ELEVATION - ESTELLE STREET

3 ELEVATION - NORTH FULTON AVE



# MYRTLE GARDENS TOWNHOMES

STREET ELEVATIONS



#### EXTERIOR MATERIAL LEGEND

- BRICK VENEER: SOLDIER CORNICE
  COLOR: CHEROKEE BRICK OLD MISSISSIPPI
  AREA: 680 SF (5.1% OF TOTAL)
- BRICK VENEER COLOR: CHEROKEE BRICK OLD MISSISSIPPI AREA: 5224 SF (39.5% OF TOTAL)
- BRICK VENEER: STACKED BOND COLOR: CHEROKEE BRICK OLD MISSISSIPPI AREA: 1131 SF (8.6% OF TOTAL)
- FIBER CEMENT SIDING
  COLOR: SW7076 'CYBERSPACE'
  AREA: 4222 SF (31.9% OF TOTAL)
- GLAZING
  (INCLUDES DOORS)
  AREA: 1969 SF (14.9% OF TOTAL)

REAR ELEVATION

3/32" = 1'-0"





PRONT ELEVATION

3/32" = 1'-0"

END ELEVATION
3/32" = 1'-0"

## MYRTLE GARDENS TOWNHOMES

TYPICAL TOWNHOUSE BUILDING – SCHEMATIC ELEVATIONS

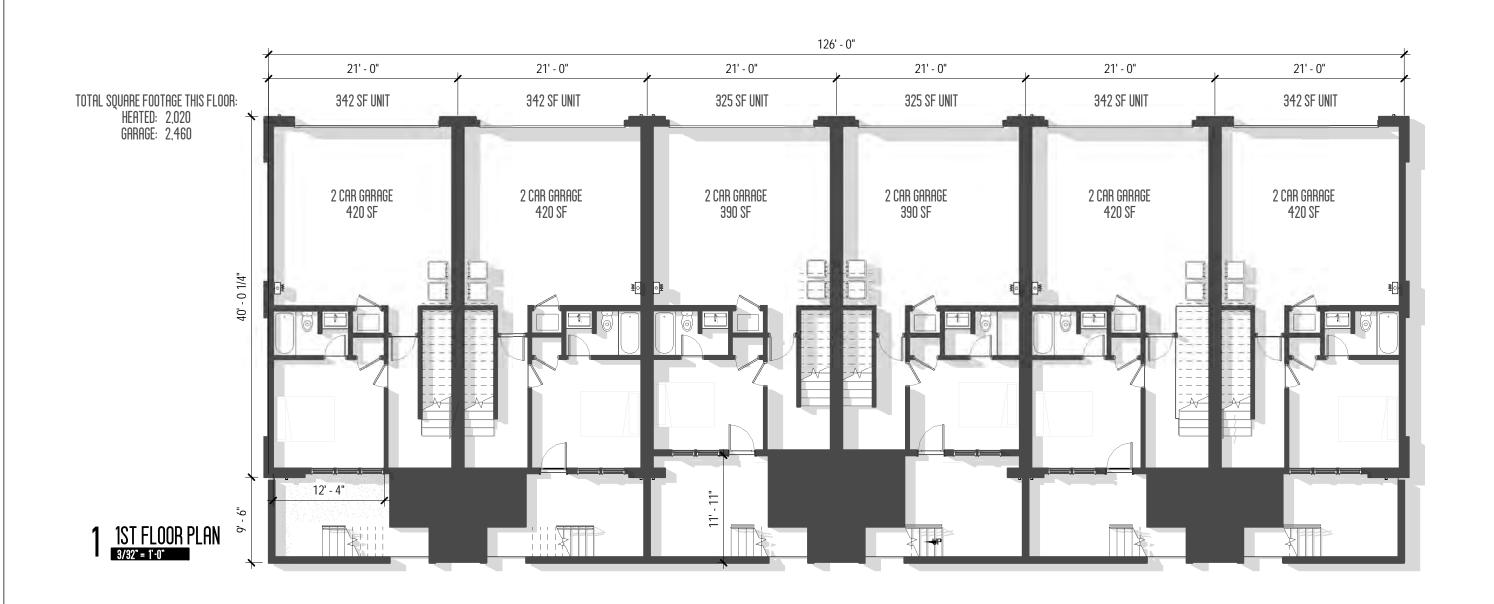






# MYRTLE GARDENS TOWNHOMES

TRIPLEX BUILDING – SCHEMATIC ELEVATIONS





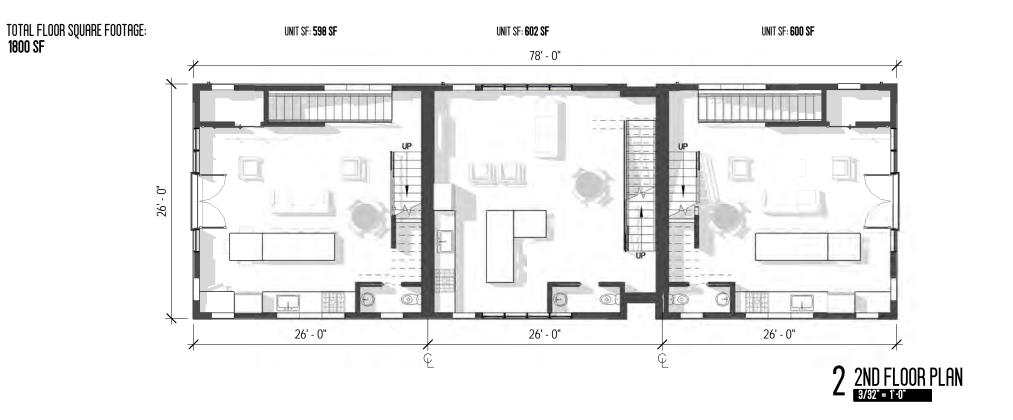
TOTAL SQUARE FOOTAGE THIS FLOOR: 4,479 759 SF UNIT 7 19 SF UNIT 759 SF UNIT 759 SF UNIT 7 19 SF UNIT 759 SF UNIT 40' - 0 1/4" 2 3RD FLOOR PLAN
3/32 = 1.0 TOTAL SQUARE FOOTAGE THIS FLOOR: 4,479 759 SF UNIT 759 SF UNIT 7 19 SF UNIT 7 19 SF UNIT 759 SF UNIT 759 SF UNIT 2ND FLOOR PLAN DESIGN

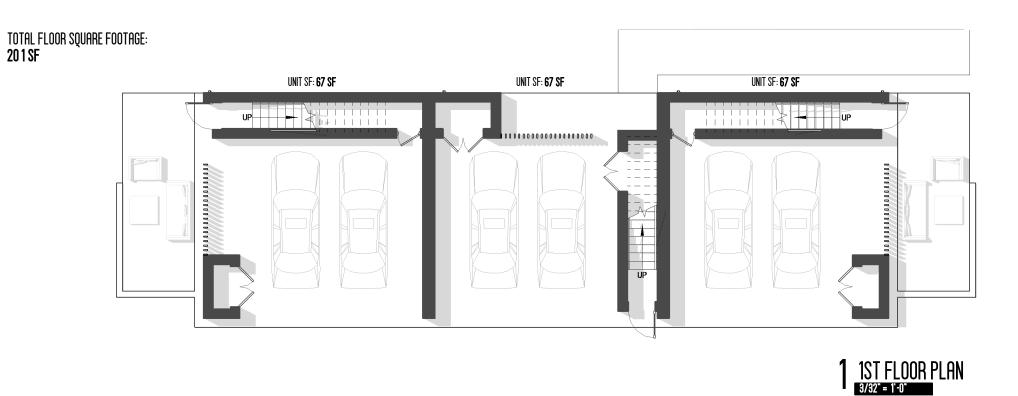
619 EAST COLLEGE AVENUE SUITE D1, DECATUR, GA 30030 OFFICEOFDESIGNARCH.COM

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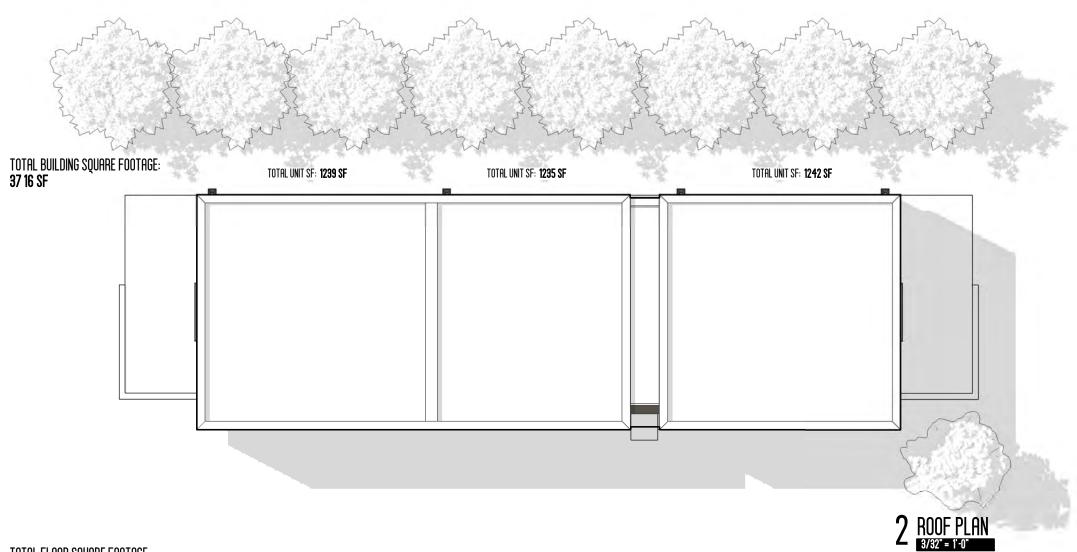
# MYRTLE GARDENS TOWNHOMES

TOWNHOUSE BUILDING – SCHEMATIC FLOOR PLANS

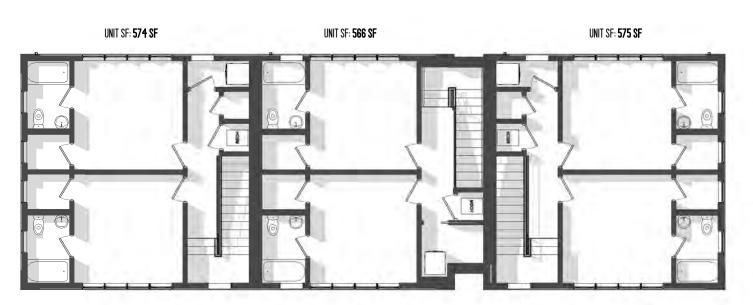








TOTAL FLOOR SQUARE FOOTAGE: **17 15 SF** 



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DESIGN

3RD FLOOR PLAN

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